

3:24-cv-00440-MMD

**UNITED STATES DISTRICT COURT
FOR THE DISTRICT OF NEVADA
RENO**

In re

Essex Real Estate Partners, LLC,

Debtor.

Pioneer Funding Group III, LLC, *et al.*,

Appellants,

v.

Royal Essex, LLC, *et al.*,

Appellees.

On Appeal from
the United States Bankruptcy Court
for the District of Nevada

Bankruptcy Court Case No.:
3:19-bk-51486-gs
Chapter 11

Bankruptcy Court Adv. Proc. No:
3:21-ap-5041-gs

Judge: Hon. Miranda M. Du
Location: 400 S. Virginia Street
Reno, Nevada 89501

ORDER APPROVING SECOND STIPULATION
TO EXTEND BRIEFING SCHEDULE

BRETT A. AXELROD, ESQ. (NV Bar No. 5859)
baxelrod@foxrothschild.com
REX D. GARNER, ESQ. (NV Bar No. 9401)
rgarner@foxrothschild.com
FOX ROTHSCILD LLP
1980 Festival Plaza Drive, Suite 700
Las Vegas, Nevada 89135
Telephone: (702) 262-6899
Facsimile: (702) 597-5503

*Counsel for Appellants, Pioneer Funding Group
III, LLC and Pioneer Funding Group IV, LLC*

Whereas, the Court having reviewed the Second Stipulation to Extend Briefing Schedule seeking to extend the briefing deadlines set forth in the Briefing Order for thirty (30) days; and other good cause appearing therefor,

HEREBY ORDERS as follows:

The briefing deadlines are hereby extended as follows:

1. Opening briefs shall be due on June 23, 2025;
2. Answering briefs shall be due on August 22, 2025; and
3. Reply briefs shall be due on September 22, 2025.

DATED this 15th day of May 2025.



Hon. Miranda M. Du
United States District Judge

APPROVED AS TO FORM:

FOX ROTHSCCHILD LLP

Dated: May 15, 2025

By: /s/Brett A. Axelrod
BRETT A. AXELROD, ESQ.
Nevada Bar No. 5859
REX D. GARNER, ESQ.
Nevada Bar No. 9401
1980 Festival Plaza Drive, Suite 700
Las Vegas, Nevada 89135
*Counsel for Pioneer Funding Group III,
LLC and Pioneer Funding Group IV, LLC*

Dated: May 15, 2025

DARBY LAW PRACTICE, LTD.

By: /s/ Kevin Darby

KEVIN A. DARBY, ESQ.

Nevada Bar No. 7670

TRICIA M. DARBY, ESQ.

Nevada Bar No. 7956

499 W. Plumb Lane, Suite 202

Reno, NV 89509

Counsel for Royal Essex LLC, Marlon Steele, Jr., as trustee of the Royal Union Trust, and Royal Union Properties, LLC

Dated: May 15, 2025

ESTES LAW, P.C.

By: /s/ Holly Estes

HOLLY E. ESTES, ESQ.

Nevada Bar No. 11797

605 Forest Street

Reno, NV 89509

Counsel for Further South, LLC

Dated: May 15, 2025

GREENBERG TRAURIG, LLP

By: /s/ Jason Hicks

MARK E. FERRARIO, ESQ.

Nevada Bar No. 1625 J

JASON K. HICKS, ESQ.

Nevada Bar No. 13149

10845 Griffith Peak Drive, Suite 600

Las Vegas, NV 89135

Counsel for George F. Holman and Martha Jane Holman individually and in their respective capacities as Trustee of the MJH Irrevocable Trust and GFH Irrevocable Trust

Dated: May 15, 2025

MICHAEL LEHNERS, ESQ.

By: /s/ Michael Lehnern

MICHAEL LEHNERS, ESQ.

Nevada Bar No. 3331

429 Marsh Ave.

Reno, NV 89509

*Counsel for Chapter 7 Trustee,
Jerri Coppa-Knudson*

CERTIFICATE OF SERVICE

I hereby certify that on May 15, 2025, I electronically filed the foregoing document with the Clerk of the Court for the United States District Court for the District of Nevada by using the CM/ECF system.

I further certify that parties of record to this appeal who either are registered CM/ECF users, or who have registered for electronic notice, or who have consented in writing to electronic service, will be served through the CM/ECF system.

I further certify that, consistent with *United States District Judge Miranda M. Du's Civil Standing Order No. 1*, I have not served a courtesy copy to chambers, but will do so promptly upon request of the Court.

Dated: May 15, 2025

/s/Brett A. Axelrod
Brett A. Axelrod